

**6/42B Graham Avenue, Casula, NSW 2170**



**Townhouse For Sale**

Wednesday, 10 July 2024

6/42B Graham Avenue, Casula, NSW 2170

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 2462 m2**

**Type: Townhouse**



Catherina Khouzami  
0298225761



Ray White Liverpool  
0298225761

## **\$650,000 to \$680,000**

Welcome to 6/42B Graham Avenue Casula! This charming 2-bedroom, modern home is positioned in a boutique gated complex, offering convenience and comfort in a desirable location. Boasting two spacious bedrooms with built in wardrobes, the master bedroom has a walk-in robe as well as a balcony, modern kitchen with gas cook-top and a dining area that opens onto a beautifully appointed HUGE backyard perfect for entertaining family and friends. This property presents an excellent opportunity for those looking to downsize, invest or purchase their first home in a promising gated location. Don't miss the chance to make this house your dream home or a lucrative investment. Located in the sought-after Casula area, this property is surrounded by a range of amenities, including Liverpool Train Station, Liverpool hospital, Liverpool Westfield's, Liverpool CBD and is close proximity to Casula Mall, schools, and parks. Enjoy the convenience of easy access to major roads and highways, making commuting a breeze. Don't hesitate to inspect and explore the potential of this property. Contact us today to secure your chance to own this fantastic home at 6/42B Graham Avenue Casula. Strata: \$770.00 per quarter approx. Council Rates: \$1500.00 per annum approx. Water Rates: \$147.00 per quarter approx. \*\* Disclaimer: Ray White Liverpool believe that all information contained herein be true and is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.